Gmail Stockton Services <stockton752@gmail.com>

6 Towle Farm road

1 message

Stockton Services <stockton752@gmail.com> Thu, Sep 28, 2023 at 8:05 AM
To: Norman Carpentier <norman@carpentierconstruction.com>

If I sent some of this yesterday, I can't find it.
You might as well have everything I collected just in case....
It's all in one file .... attached.
BTW, the sewer easement across the front of the lot was supposed to be temporary except they ended up doing Towle Farm Road without going in front of the log cabin.
T

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

6 Towle Farm Rd to Norm 09-28-23.pdf
7227K

**Certain that I never billed you for this,
it was pretty substantial time...**

P 1851—Warranty deed. RSA 477:27 11-85

JOHN DOWNING INC. PUBLISHER

Know Everyone by these Presents,

That VALERIE E. PLUMMER, a widow

[Grantor(s)]

of 5343 Triana Street, San Diego, CA 92117

for consideration paid, grant(s) to VALERIE E. PLUMMER, as Trustee, UDT dated March 28, 1995, wherein VALERIE E. PLUMMER is the Trustor, or any Successor Trustee thereunder, [Grantee(s)]
of 5343 Triana Street, San Diego, CA 92117

with warranty covenants,

A certain tract or parcel of land, situated in Hampton, County of Rockingham, State of New Hampshire, on the Southerly side of Towle Farm Road, being Lot #400-3-3 as shown on Plan entitled "Subdivision Plan of Land", prepared for Oscar T. Batchelder, Hampton, N.H. by Thomas F. Moran, Inc., Surveyors, recorded in Rockingham County Registry of Deeds and designated as Plan #C-14759, bounded and described as follows:

Beginning at a point on the Southerly side of said Towle Farm Road, at the Northeasterly corner of the within described premises and at the Northwesterly corner of land of Lorraine W. Murphy and thence running South 06° 15' 40" East by land of said Lorraine W. Murphy 189.33 feet to a point at the Northwesterly corner of land of Oscar T. Batchelder, being Lot #400-3-2 as shown on said Plan; thence continuing South 06° 15' 40" East along land of said Oscar T. Batchelder 96.23 feet to an iron pin at land of Brian J. McCain and Irene E. McCain; thence turning and running North 83° 29' 10" West along land of said Brian J. McCain and Irene E. McCain 176.92 feet to a point at the Southeasterly corner of land of Wayne R. Whitcomb and Cynthia A. Whitcomb; thence turning and running North 06° 10' 08" West along land of said Wayne R. Whitcomb and Cynthia A. Whitcomb 197.57 feet to a point on the Southerly side of said Towle Farm Road; thence turning and running in a generally Easterly direction on an arc to the left having a radius of 1,150 feet, a distance of 59.26 feet to a point; thence continuing North 72° 14' 51" East along the Southerly side of said Towle Farm Road 152.80 feet to the point of beginning. Containing 1.152 acres or 50,175 square feet.

Being a portion of the premises described in deed from Oscar T. Batchelder in which a joint tenancy with the right of survivorship was created with his wife, Eva M. Batchelder, dated April 5, 1950, recorded in Rockingham Records, Book 1165, Page 266. Eva M. Batchelder died on June 2, 1985, see Rockingham County Probate, Wills filed not Probated #316H.

This conveyance is subject to a sewer easement 20 feet in width extending Southerly from Towle Farm Road across the Easterly portion of the above described premises granted to the Town of Hampton and, also, to an easement 20 feet in width extending across the Northernmost portion of the above described premises which was granted by Oscar T. Batchelder and Eva M. Batchelder to Wayne R. Whitcomb and Cynthia A. Whitcomb by deed dated January 8, 1985, recorded in Rockingham Records, Book 2528, Page 759. Both of said easements are shown on the above mentioned Plan.

This conveyance is from the Grantor to said Grantor's revocable living trust to avoid probate. EXEMPTED BY RSA 78-B:2

I, VALERIE E. PLUMMER, a widow, /wife/husband/ of the Grantor(s), release to the Grantee(s) all rights of homestead and other interests therein.

Dated APR 26 1995

Valerie E Plummer L.S.

L.S.

VALERIE E. PLUMMER L.S.

State of New Hampshire, County of Hampton
State of California, County of San Diego ss.: on 4/26 1995

Personally appeared VALERIE E. PLUMMER

known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that s he executed the same for the purposes therein contained.

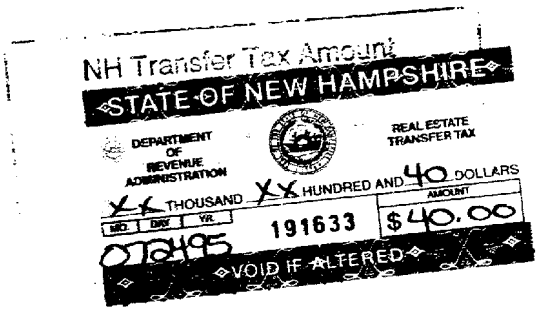
Before me, Paul C Mc Ewen Jr
Justice of the Peace Notary Public

PAUL C. MC EWEN JR
Comm. # 1020812
NOTARY PUBLIC CALIFORNIA
San Diego County
My Comm. Expires May 28, 1998

0027953

Jul 24 1 58 PM '95

ROCKINGHAM COUNTY
REGISTRY OF DEEDS


NH Transfer Tax Amount
STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR.
07 24 95
191633
AMOUNT
$40.00
VOID IF ALTERED

JUN 6 3 20 PM '80 Rockingham County Registry of Deeds 10004

DEED OF SEWER EASEMENT BK2364 P1457

Oscar T. Batchelder and Eva M. Batchelder, of Hampton, Rockingham County, State of New Hampshire,

For consideration paid, grant(s) to the Town of Hampton, a municipal corporation duly existing in Rockingham County, State of New Hampshire, an easement as hereinafter described over the following described premises:

An easement, as hereinafter described, over premises of the grantors situate on the Southerly side of Exeter Road in said Hampton, being the or a portion of the premises acquired by the grantors by deed recorded in Rockingham Records Book 1165, Page 266.

The location of said easement is shown on plan entitled "Town of Hampton, N.H. Exeter Road Relief Sewer," by Wright, Pierce, Barnes and Wyman, Engineers, dated 9/6/78, as revised, said plans being in the office of the D i r e c t o r of Public Works in Hampton, N.H.

The center line of the aforesaid easement is described as follows:
Beginning at a point which is at an angle in the presently existing Lafayette Road interceptor sewer line, said point being located near the northeast corner of land now or formerly of Charles G. White, thence in the following courses and distances - North 64° 37' 52" West 125.00 feet; North 3° 51' 51" West 238.00 feet; North 31° 40' 22" West 500.00 feet; North 33° 26' 09" West 500.00 feet; North 38° 11' 07" West 397.00 feet; North 44° 59' 34" West 356.00 feet; North 26° 42' 14" West 343.00 feet to a point on the sideline of Towle Farm Road.

Said easement is over a strip of land 20 feet in width, extending ten feet on each side of said center line as shown on said plan.

Said easement is for the purposes of conveying sewage and storm drainage by underground pipes, and including conduits, surface manholes and other necessary appurtenances thereto, with the right to enter upon said premises for the construction, maintenance and repair of said underground pipes and appurtenances, the premises after any such construction or repairs to be restored to their former condition by the grantee.

The Grantor(s) covenant and agree that they shall not permit any structures upon said premises which would impede access of the Grantee to said pipes and appurtenances, and shall not grade or fill the premises to an height of more than 4 feet above the presently existing grade. The Grantee shall have the right to remove all trees and other growth which in its sole opinion might affect the operation of the said sewer or drainage system, or impede access thereto.

During the construction of said sewer pipe there is also hereby granted a temporary easement of a width of 40 feet, extending 20 feet from each side of said sewer line, during and until construction of said sewer line is completed, for the purposes of said construction, with the right to enter upon said 40 foot wide area for the purposes of construction, the premises after any such construction to be restored to their former condition by the grantee.

NO TRANSFER TAX REQUIRED.

~~xxxx

BK2364 P1458

WITNESS our hands this 20th day of May, 1980.

WITNESS:

Elaine M. Gleaton
(to both)

Oscar T. Batchelder
Oscar T. Batchelder

Eva M. Batchelder
Eva M. Batchelder

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

May 20, 1980

Personally appeared the above-named **Oscar T. Batchelder and Eva M. Batchelder** and acknowledged the foregoing to be their free act and deed. Before me,

Elaine M. Gleaton
~~Justice of the Peace~~
Notary Public

My N.P.Commission expires: 12/17/84

ELAINE M. GLEATON NOTARY PUBLIC NEW HAMPSHIRE

SETH M JUNKINS
ATTORNEYS AT-LAW
448 LAFAYETTE ROAD
HAMPTON,
NEW HAMPSHIRE 03842

NOMINAL CONSIDERATION

Warranty Deed

BK2595 P1821

15918

Apr 11 2 16 PM '86

Rockingham County Registry of Deeds

OSCAR T. BATCHELDER

of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to KENNETH M. PLUMMER and VALERIE E. PLUMMER, as joint tenants with the right of survivorship

of 5343 Triana Street, (Street) San Diego (Town or City)

San Diego County, State of California, with WARRANTY covenants, the following described premises:

A certain tract or parcel of land, situated in Hampton, County of Rockingham, State of New Hampshire, on the Southerly side of Towle Farm Road, being Lot #400-3-3 as shown on Plan entitled "Subdivision Plan of Land", prepared for Oscar T. Batchelder, Hampton, N.H. by Thomas F. Moran, Inc., Surveyors, recorded in Rockingham County Registry of Deeds and designated as Plan #C-14759, bounded and described as follows:

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Being a portion of the premises described in deed from Oscar T. Batchelder in which a joint tenancy with the right of survivorship was created with his wife, Eva M. Batchelder, dated April 5, 1950, recorded in Rockingham Records, Book 1165, Page 266. Eva M. Batchelder died on June 2, 1985, see Rockingham County Probate, Wills filed not Probated #316H.

This conveyance is subject to a sewer easement 20 feet in width extending Southerly from Towle Farm Road across the Easterly portion of the above described premises granted to the Town of Hampton and, also, to an easement 20 feet in width extending across the Northernmost portion of the above described premises which was granted by Oscar T. Batchelder and Eva M. Batchelder to Wayne R. Whitcomb and Cynthia A. Whitcomb by deed dated January 8, 1985, recorded in Rockingham Records, Book 2528, Page 759. Both of said easements are shown on the above mentioned Plan.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
APR 11 '86
PD. 10669
30.00

And I, being an unremarried widower, release to said Grantee all rights of homestead and other interests, if any, herein.

WITNESS my hand this 10th day of April, 19 86

Karen E. Baillargeon

Oscar T. Batchelder

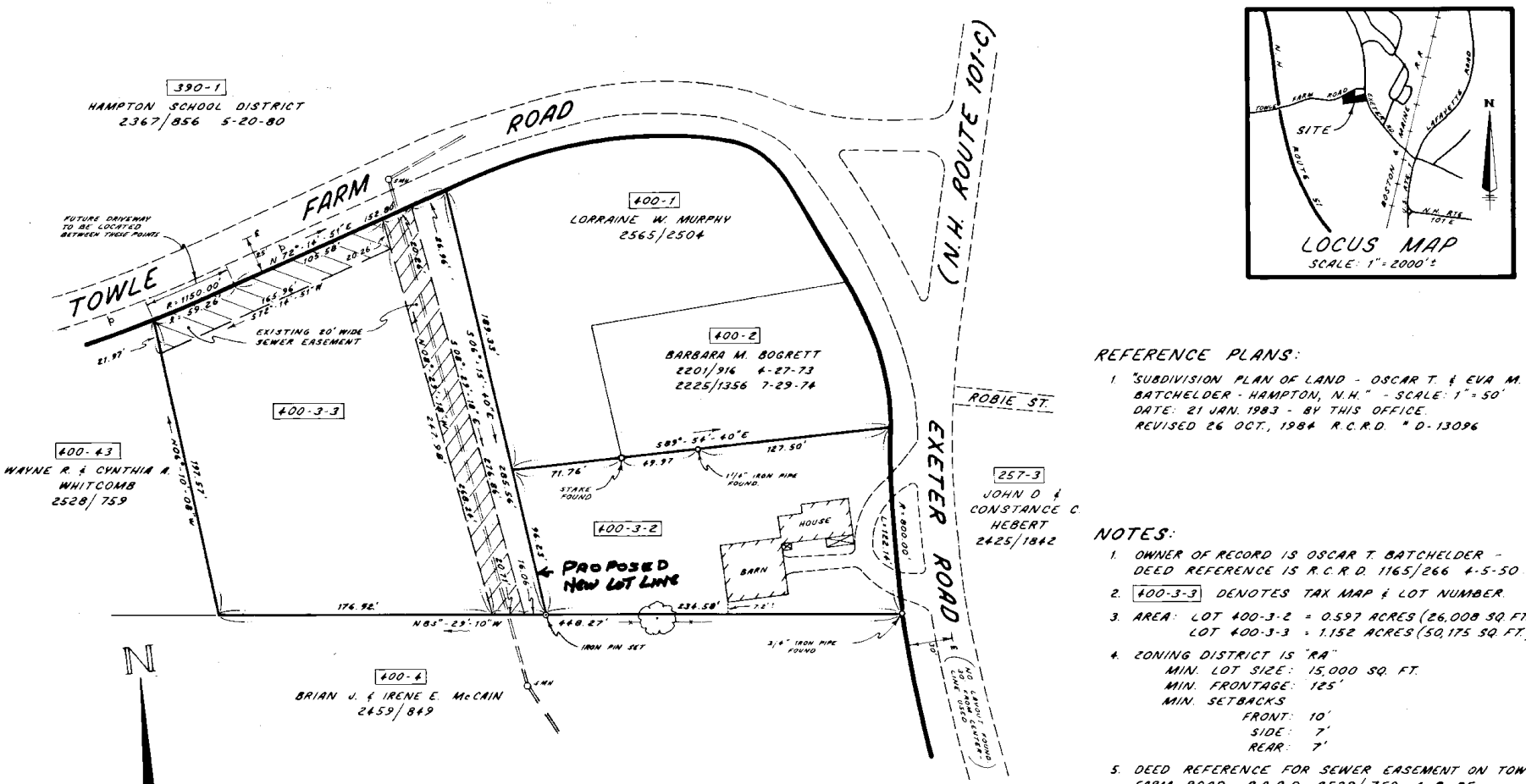
STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 10th day of April, 1986, by OSCAR T. BATCHELDER

KAREN E. BAILLARGEON, Notary Public
My Commission Expires October 24 1989

Karen E. Baillargeon
~~Justice of the Peace~~
Notary Public

MAR 21 1 17 PM '86 14297



REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND - OSCAR T. & EVA M. BATCHELDER - HAMPTON, N.H." - SCALE: 1" = 50' DATE: 21 JAN. 1983 - BY THIS OFFICE. REVISED 26 OCT., 1984 R.C.R.D. # 0-13096

NOTES:

1. OWNER OF RECORD IS OSCAR T. BATCHELDER - DEED REFERENCE IS R.C.R.D. 1165/266 4-5-50
2. 400-3-3 DENOTES TAX MAP & LOT NUMBER.
3. AREA: LOT 400-3-2 = 0.597 ACRES (26,008 SQ. FT.)
   LOT 400-3-3 = 1.152 ACRES (50,175 SQ. FT.)
4. ZONING DISTRICT IS "RA"
   MIN. LOT SIZE: 15,000 SQ. FT.
   MIN. FRONTAGE: 125'
   MIN. SETBACKS
   FRONT: 10'
   SIDE: 7'
   REAR: 7'
5. DEED REFERENCE FOR SEWER EASEMENT ON TOWLE FARM ROAD - R.C.R.D. 2528/759 1-8-85

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 661 KEVIN M. McENANEY SIGNATURE

APPROVED BY THE HAMPTON PLANNING BOARD
Daniel C. Begley 3/19/86
Chairman

SUBDIVISION PLAN OF LAND PREPARED FOR

OSCAR T. BATCHELDER

HAMPTON, N.H.

SCALE: 1" = 50'

DATE: 22 NOV. 1985

50 0 50 100 150
(FEET)

C-14759

REVISIONS	DATE	DESCRIPTION	BY	CK.
	2/6/86	ADDED NOTES PER PLANNING BOARD	B.R.	K.M.

FILE	SIZE	TYPE	FIELD BOOKS & PAGES
3903-B	C	F	M-12 M-13

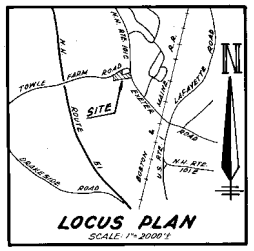
THOMAS F. MORAN INC. surveyors civil engineers land planners
55 South River Road (Rt. 3) Bedford, NH 03102 — 13 Nashua Street Milford, NH 03055 — 677 Central Avenue Dover, NH 03820

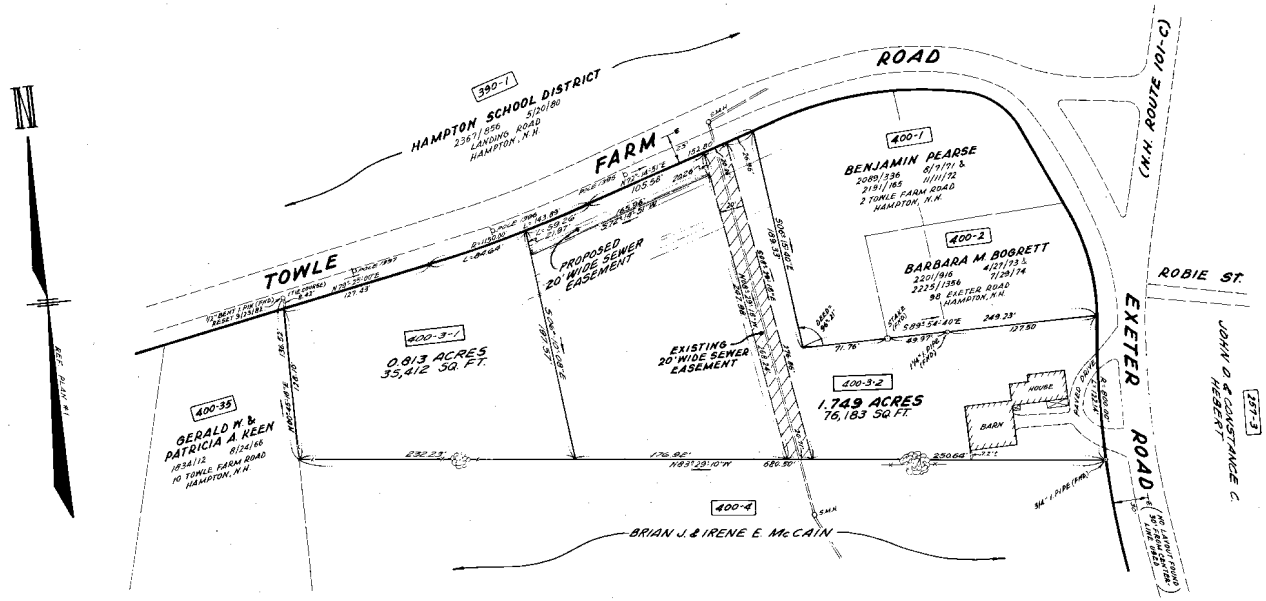
9

DEC 4 12:30 PM '84 Dec 4 12 30 PM '84

47487

APPROVED BY THE HAMPTON PLANNING BOARD
ON November 21, 1984 CERTIFIED BY
CHAIRMAN Judith Adams AND
SECRETARY





REFERENCE PLANS:

1. "CONSOLIDATION AND SUBDIVISION-PLAN OF LAND-TOWLE FARM ROAD-REALTY TRUST-HAMPTON, N.H." SCALE: 1"=100' DATED MAY 26, 1982, REVISED TO OCT. 12, 1982 BY THIS OFFICE.
2. "SURVEY AND DIVISION OF LAND-AT HAMPTON N. HAMP.-FOR ARNOLD PALMER AND LEON SICARD" SCALE: 1"=20' DATED SEPT. 1959, REVISED TO FEB. 25, 1960 BY CHESTER A. LEACH.

NOTES:

1. OWNERS OF RECORD ARE OSCAR T. & EVA M. BATCHELDER, 94 EXETER ROAD, HAMPTON, N.H. DEED REFERENCE TO PARCEL IS VOL. 1165 P. 265 DATED APRIL 5, 1950 IN THE R.C.R.D.
2. TOTAL AREA OF PARCEL BEING SUBDIVIDED IS 2.562 ACRES OR 111,595 SQ. FT.
3. ZONING IS RA - RESIDENTIAL. BUILDING SETBACKS ARE: 10' FRONT YARD AND 7' SIDE AND REAR YARDS.

100 75 50 25 0 100
GRAPHIC SCALE
(FEET)

SUBDIVISION
PLAN OF LAND

OSCAR T. & EVA M. BATCHELDER

HAMPTON, N.H.

SCALE: 1"=50' JAN. 21, 1983 D-13096

REVISIONS	DATE	DESCRIPTION	BY	CK.
	12/26/84	REVISE SEWER EASEMENT	AL.	JK.
	10/11/84	REVISE LOTS	AL.	JK.
	8/14/84	REVISE LOTS	AL.	JK.

JOB 3903-2 | SURVEY 0 | TYPE F | M/2 M/3 | FIELD BOOKS & PAGES

THOMAS F. MORAN INC.
surveyors
civil engineers
land planners
55 South River Road (Rt. 3) Bedford, NH 03102
13 Nashua Street Milford, NH 03055
P.O. Box 212-U.S. Rte. 236 Kittery, Maine 03904

6 TOWLE FARM RD

Location	6 TOWLE FARM RD	**Mblu**	124/ 5/A / /
Acct#	1706	**Owner**	PLUMMER, VALERIE E REV LIV TRS
Municipality		**Assessment**	$18,500
Appraisal	$18,500	**PID**	1706
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$0	$18,500	$18,500
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$0	$18,500	$18,500

Owner of Record

Owner	PLUMMER, VALERIE E REV LIV TRS	**Sale Price**	$0
Co-Owner	% PLUMMER, VALERIE E	**Certificate**	
Address	5329 TRIANA STREET SAN DIEGO, CA 92117	**Book & Page**	3110/1375
		Sale Date	07/24/1995
		Instrument	38

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PLUMMER, VALERIE E REV LIV TRS	$0		3110/1375	38	07/24/1995
PLUMMER, KENNETH M.& VALERIE	$0		2595/1821		04/11/1986

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos//default.jpg)

Building Layout

(ParcelSketch.ashx?pid=1706&bid=1695)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1320
Description	RES ACLNUD MDL-00
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.15
Frontage	43560
Depth	0
Assessed Value	$18,500
Appraised Value	$18,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$18,500	$18,500
2022	$0	$4,600	$4,600
2021	$0	$4,600	$4,600

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$18,500	$18,500
2022	$0	$4,600	$4,600
2021	$0	$4,600	$4,600

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86 EXETER RD

Location	86 EXETER RD	**Mblu**	125/ 42/ / /
Acct#	1836	**Owner**	GREEN ROCK INVESTMENTS, LLC
Municipality		**Assessment**	$441,600
Appraisal	$441,600	**PID**	1836
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$278,800	$162,800	$441,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$278,800	$162,800	$441,600

Owner of Record

Owner	GREEN ROCK INVESTMENTS, LLC	**Sale Price**	$390,000
Co-Owner		**Certificate**	
Address	314 LAFAYETTE RD #2 HAMPTON, NH 03842	**Book & Page**	6244/2942
		Sale Date	03/01/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GREEN ROCK INVESTMENTS, LLC	$390,000		6244/2942	00	03/01/2021
GREEN ROCK INVESTMENTS, LLC	$0		6244/2939	00	02/25/2021
WHITE, WARREN A	$0		6173/850	38	10/01/2020
WHITE, WARREN A.	$0		5998/1945	38	05/04/2019

Building Information

Building 1 : Section 1

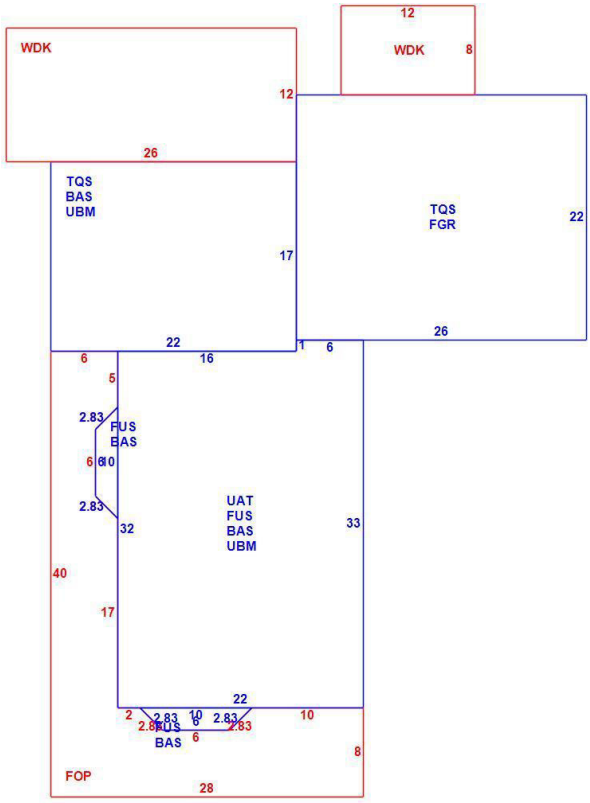
Year Built: 1930
Living Area: 2,568
Replacement Cost: $329,744
Building Percent Good: 82
Replacement Cost Less Depreciation: $270,400

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Flr 1	Carpet
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	02
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos///0015/DSC03915_1

Building Layout



(ParcelSketch.ashx?pid=1836&bid=1823)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,116	1,116
FUS	Upper Story, Finished	742	742
TQS	Three Quarter Story	946	710
FGR	Garage, Framed	572	0
FOP	Porch, Open, Framed	384	0
UAT	Attic, Unfinished	710	0

UBM	Basement, Unfinished	1,084	0
WDK	Deck, Wood	408	0
		5,962	2,568

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$4,100	1
FPL2	1.5 STORY CHIM	1.00 UNITS	$3,700	1

Land

Land Use

Use Code	1040
Description	TWO FAMILY MDL-01
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.35
Frontage	0
Depth	0
Assessed Value	$162,800
Appraised Value	$162,800

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
WDK	WOOD DECK			80.00 S.F.	$600	1
RPV2	PAVING-MED			2.00 UNITS	$0	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$278,800	$162,800	$441,600
2022	$278,800	$162,800	$441,600
2021	$211,900	$162,800	$374,700

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$278,800	$162,800	$441,600
2022	$278,800	$162,800	$441,600
2021	$211,900	$162,800	$374,700

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94 EXETER RD

Location	94 EXETER RD	**Mblu**	124/ 5/ / /
Acct#	1705	**Owner**	K V 1995 LIVING TRUST
Municipality		**Assessment**	$515,000
Appraisal	$515,000	**PID**	1705
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$355,500	$159,500	$515,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$355,500	$159,500	$515,000

Owner of Record

Owner	K V 1995 LIVING TRUST
Co-Owner	C/O VERITY, KAREN L
Address	94 EXETER RD HAMPTON, NH 03842

Sale Price	$0
Certificate	
Book & Page	3117/1835
Sale Date	09/07/1995
Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
K V 1995 LIVING TRUST	$0		3117/1835	1A	09/07/1995
VERITY, KAREN L	$0		2709/1785		10/20/1987

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	3,898

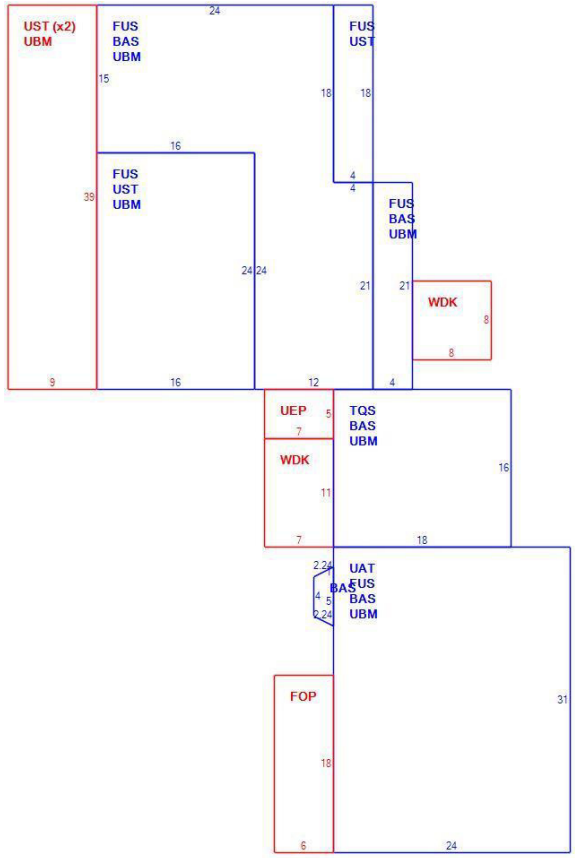
Replacement Cost: $501,268
Building Percent Good: 70
Replacement Cost Less Depreciation: $350,900

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\63\40.jpg)

Building Layout



(ParcelSketch.ashx?pid=1705&bid=1694)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	1,920	1,920
BAS	First Floor	1,762	1,762
TQS	Three Quarter Story	288	216
FOP	Porch, Open, Framed	108	0
UAT	Attic, Unfinished	744	0
UBM	Basement, Unfinished	2,487	0

UEP	Porch, Enclosed, Unfinished	35	0
UST	Utility, Storage, Unfinished	1,158	0
WDK	Deck, Wood	141	0
		8,643	3,898

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$3,500	1
FPL	METAL PRE-FAB	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.60
Frontage	0
Depth	0
Assessed Value	$159,500
Appraised Value	$159,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$355,500	$159,500	$515,000
2022	$355,500	$159,500	$515,000
2021	$355,300	$159,500	$514,800

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$355,500	$159,500	$515,000
2022	$355,500	$159,500	$515,000
2021	$355,300	$159,500	$514,800

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Attorney Saari - But, we don't propose to do that.

QUESTIONS/COMMENTS FROM THE AUDIENCE: none - Chairman Coughlin declared the public hearing closed at 7:45 p.m.

Further discussion by the Board.

Mr. Chiaramitaro - I have a question about sewer here. Does this fall into the affected sewer line?

Chairman Coughlin - No it does not.

Mrs. Doyle - How do we find that out?

Mr. Hutchinson - I have a list of all the affected sewers. This does not fall in the affected sewers.

Further discussion on the plan regarding multiple uses.

MOTION MADE BY MR. CHIARAMITARO, SECONDED BY MR. WHITCOMB, that the Board send the plan number 5419 for Leonard McIlveen, 413 Lafayette Road, to the departments for review. (Note: the lilac bushes, deck and concrete walk, to be removed.) Discussion. **UNANIMOUS.**

OSCAR T. BATCHELDER, 94 Exeter Road/b/a Towle Farm Road - Subdivision - Map 400, Lot 3 - Owner of record, same as applicant. Plan number 3903-B prepared by Thomas F. Moran, Inc., dated November 22, 1985 - to create two lots - there is public sewer service and no new roadway is proposed.

Mr. Chiaramitaro read the notice of the public hearing, a plan was posted for the audience, and Attorney Robert Batchelder, representing Mr. Oscar Batchelder, was present. (7:52 p.m.)

Attorney Batchelder presented the Board with a copy of his power of attorney.

Attorney Batchelder - We went before the Zoning Board of Adjustment for frontage on one of the lots and was granted a variance on December 19, 1985. This piece of property originally involved three acres owned by Mr. Batchelder. A year ago a subdivision was approved and .8 acres was subdivided from the westerly end of the three acre lot and conveyed to Mr. Batchelder's granddaughter. It was planned to convey a second lot to another granddaughter and he recognized that this had not been done and he asked me to assist him in conveying this for the other granddaughter. There is public sewer and public water. The lot that will be taken off will be 1.5 acres and we have left about six-tenths of an acre. The setback of the bark is 7.2 feet. There are two sewer easements. The easement along Towle Farm Road will be abandoned once the sewer is brought up. The intersection with Towle Farm Road and Exeter Road has been revised and we will have to change the plan to show that, just to keep things accurate. The intersection of the lot line, town easement for the sewer line, will be monumented as soon as the weather permits in the spring.

Discussion by the Board.

Chairman Coughlin - read the variance from the Zoning Board, "To grant approval for a subdivision resulting in two lots, both of which will have the areas required, but one lot will have 122.14 feet frontage where 125 feet frontage is required. December 19, 1985".

Chairman Coughlin - I would recommend that in the approval that the driveway be put in the section that says 59.2 feet to keep it away from the intersection as much as possible.

Attorney Batchelder - I have no problem with that. I will note that on the plan.

Mr. Olney - Note the new lot line, too.

Chairman coughlin - There also should be a note on the plan, lot line to be established.

Attorney Batchelder - I will do that.

Mrs. Cameron - (Indicating on the plan)This is all Town land in here?

Attorney Batchelder - Yes, at the intersection it is.

QUESTIONS/COMMENTS FROM THE AUDIENCE: - none - public hearing was declared closed by the Chairman at 8:02 p.m.

MOTION MADE BY MR. CHIARAMITARO, SECONDED BY MR. OLNEY, that the Board send the plan number 3903-B for Oscar T. Batchelder, 94 Exeter Road, to the Director of Public Works for review. Discussion. **UNANIMOUS.**

Mylar was returned to the petitioner.

MARGARET LAWRENCE, Ocean Boulevard - Subdivision -
Map 135, Lot 567 - Owner of record: same as applicant - property located on Ocean Boulevard and Noreast Lane, to create two lots. There is no public sewer service and no new roadway is proposed. Plan number 40067 file 318 prepared by John W. Durgin Associates dated January 6, 1986.

Mr. Chiaramitaro read the notice of the public hearing and Mrs. Lawrence came forward and requested that the Board postpone her public hearing until next month(March).

Chairman Coughlin - We would have to open the hearing and then recess or table until a specific time or else we get into a problem with abutters not being notified.

Discussion by the Board. Mrs. Lawrence would have to go to the Zoning Board and the February Agenda has been set. She would not be able to get to the Zoning Board until March and then back to the Planning Board in April.

MOTION MADE BY MRS. CAMERON, SECONDED BY MRS. JANETOS, that the Board table the public hearing for Margaret Lawrence, subdivision plan number 40067 for Ocean Boulevard and Noreast Lane, until April 2nd, 1986 at 7:30 p.m.

Deadline f... plans to the Planning Board will be March 18th, 1986.

Town of Hampton

350th Anniversary
1638 - 1988

HAMPTON PLANNING BOARD AGENDA FOR WEDNESDAY, MARCH 19th, 1986.

7:30 p.m. CONSIDERATION OF THE MINUTES OF March 5, 1986.

ELECTION OF BOARD OFFICERS

ATTENDING TO BE HEARD -

1.	Sam Ketchum 816 Lafayette Road	USE CHANGE - regarding the operation of a printing shop.
2.	William Webb and Mark & Tina Webb 725 Lafayette Road	Hollywood & Vine Video - want to add onto the existing building to expand the business; and the existing site plan.
3.	Stephen O'Hara 47 Ocean Blvd.	Owner of record: Bellman, David & Sharek Douglas - USE CHANGE - regarding a bike rental business in a single family home.

WORK SESSION - (As time permits)

1.	Dr. John Flood 871 Lafayette Road	Board Action on site plan
2.	Bishop of Manchester	regarding signing & recording plan
3.	Owen Carter 23/25 Ocean Blvd. 27/29 Ocean Blvd.	Site Plan - December 4, 1985 Site Plan - January 2nd, 1986
4.	Leonard McIlveen 413 Lafayette Road	Site Plan - February 5th, 1986
5.	Oscar T. Batchelder 94 Exeter Road	Subdivision - February 5th, 1986 (If ready - see file for letter)
6.	Mar-Mac Lafayette Road	Site Plan - February 12th, 1986 - tabled
7.	Taylor Ordway Development Mary Batchelder Road	13 Lot Subdivision - February 12th, 1986 plans are back from departments
8.	H.G.K. Associates Lamson Lane & Mill Road	Site Plan and Subdivision - February 12th, 1986 tabled -
9.	Michael Hart & Frank Vogt Hampton Airfield Cedar Road, North Hampton	Site Plan - February 19th, 1986 - tabled
10.	Towle Farm Realty Trust Towle Farm Road	Subdivision & Site Plan - March 5th, 1986 tabled - (This will be heard only if time allows)

ADJOURNMENT - 10:30 p.m.

136 Winnacunnet Road, Hampton, New Hampshire 03842 Tel. 603-926-6766

1. Rockingham Planning Commission - Open House - March 26, 1986 3:00 to 7:00 p.m. - 121 Water Street, Exeter.

2. Planning Officials Seminar - Saturday, March 29, 1986 Nashua Holiday Inn

3. Thermo Homes, Inc., vs. Town of Hampton Planning Board Petition for Certiorari and other Relief

4. Chairman Coughlin reported that he has ordered a "plan" file cabinet which will allow the Board to store plans in an orderly fashion.

At this time, the Board reviewed two copies of surveys for condominium conversions, in accordance with RSA 676:18, which allows an engineer or land surveyor to record plats providing there are no boundary changes. Chairman Coughlin stated that "no changes", the term was used loosely, and the condominium plans were recorded for the following:

1. Jonathan's, 415 Ocean Boulevard, prepared by Richard P. Millette Associates, number 8617 dated February 25, 1986; and

2. Drop Anchor Realty Trust, prepared by Richard P. Millette Associates dated March 4, 1986, number 8003.

Chairman coughlin - I went to the Board of Selectmen to get permission to seek legal counsel from Town Attorney, which was granted, so we will be getting a ruling from her. The plans were recorded based on the statement which says there are no boundary changes. If there is a violation, then it will be pursued.

Mr. Olney - It seems like the engineer ought to be familiar with our Zoning Ordinance.

Mr. Millette - from the audience - There was a concerted effort to beat the ordinance. (The Board's proposed ordinance dealing with condominium conversions.) I think the problem has gone away.

Chairman Coughlin - When were these recorded?

Mr. Millette - A few days before Town Meeting.

No further discussion, no action taken by the Board.

ATTENDING TO BE HEARD - 7:55 p.m.

SAM KETCHUM - 816 Lafayette Road - Use Change -
Mr. Ketchum was present

Mr. Ketchum - I want to use part of the shop for an ice cream shop, not for printing. Right now the front part is a wooden toy shop and the back part would be the ice cream. (No sketch was available, but a site plan was on file.) I will be adding a 8'x14' deck. I have plenty of parking. I have a lease on the building. The ice cream shop will be take-out for ice cream and steamed hot dogs, no interior seating.

Discussion on a sketch being done and on the parking area.

1. Director of Public Works - George Hardardt - Feb. 24, 1986 -
"The proposed project is not in the area of Town where we have hydraulically overloaded sewers. Our recommendations as outlined in our review dated November 18, 1985 stand except for paragraph 3, which relates to the narrowness of the driveway. The revised plan negates our concern pertaining to the narrowness of the driveway and we now anticipate no problems with the proposed ingress and egress."

2. Fire Department - S. Bancewicz -
"No problem with Fire Department."

3. Police Department - Chief Robert Mark - Feb . 13th, 1986 -
"I would foresee no problems with the proposed widening of the driveway at 413 Lafayette Road(re: previously approved plans), to permit better ingress and egress."

4. Highway Safety Comm. - Roger A.Syphers, Chairman -
"Approved."

Discussion on the surfacing of the driveway and parking spaces and Mr. Chiaramitaro suggested the Board go along with the peastone, as proposed, but if the area is to be hot-topped, at sometime, then sub-surface drainage into the Town system is to be provided. Mr. Olney suggested stating that on the plan.

MOTION MADE BY MR. CHIARAMITARO, SECONDED BY MR. OLNEY, that the Board approve the site plan for Leonard McIlveen, 413 Lafayette Road, number 5419 revised date of January, 1986 and authorize the Chairman to sign the plan; and if the driveway and parking spaces are to be hot-topped that sub-surface drainage be required. UNANIMOUS.

OSCAR T. BATCHELDER - 94 Exeter Road - Subdivision - (See Minutes of February 5th, 1986 page 4-5 public hearing.) Map 400, Lot 3 - Owner of record, same as applicant. Plan number 3903-B dated November 22, 1985 revised February 6th, 1986 prepared by Thomas F. Moran, Inc. (10:00 p.m.)

Chairman Coughlin read a letter sent to Attorney Robert Batchelder dated March 6th, 1986 from the Board. After discussion by the Board, it was determined that the requests of the Board were satisfied.

Chairman Coughlin read the following department review:

1. Director of Public Works - George Hardardt - Feb. 24, 1986 -

"This proposed project is not in the area of Town where we have hydraulically overloaded sewers. We anticipate and see no problem in sewering the proposed new lot. When it is decided what is to be constructed on this new lot, a sewer permit will be required. When the new lot is developed a driveway permit will be required and may be obtained from the Supt. of Highways."

Discussion by the Board followed.

MOTION MADE BY MR. OLNEY, SECONDED BY MRS. JANETOS, that the Board approve the plan for Oscar T. Batchelder, 94 Exeter Road b/a Towle Farm Road for a two-lot subdivision, plan number 3903-B revised February 6, 1986, and authorize the Chairman to sign the plan. UNANIMOUS.

TOWN OF HAMPTON, NEW HAMPSHIRE 03842

TOWN HALL, 136 Winnacunnet Road

From the Office of: The Hampton Planning Board

NOTICE OF HEARING FOR SUBDIVISION OF LAND

Notice to abuttor: You are hereby notified that Walter L. Biery and Leon Sicard has/~~ve~~ applied to the Hampton Planning Board for a hearing on his/her proposed subdivision. This hearing is held in compliance with state law RSA 36:23 and the requirements of the Hampton subdivision ordinance. As an abuttor you are hereby invited to attend. You are not required by law to attend.

Location of proposed subdivision:

Exeter Road, Hampton, NH

Description of proposed subdivision:

One (1) lot to four (4) lots.

Hearing date: August 2, 1978.

Hearing time and place: 7:30 p.m. at the Selectmen's Meeting Room, 136 Winnacunnet Road, Hampton, NH

Walter L. Morton

Chairman, Hampton Planning Board

Date: July 24, 1978.

Mailed 7/25/78

White, Warren A + Joyce
84 Exeter Rd 125-42

Bishop Kenneth E + Stephanie K
90 Exeter Rd 125-38

Keen, Gerald W + Patricia A
10 Towle Farm Rd

Stickney Howard W.
58 Exeter Rd 143-001

Batchelder Oscar + Eva M.
94 Exeter Rd 124-5
Hampton

Schultz Donald + Julia
mail Wentworth Hall
Exeter N.H.
Home 93 Exeter Rd 125-28

Gale Chard
85 Exeter Rd

Towle Samuel + Margaret
81 Exeter Rd

Brooks William J
65 Exeter Rd

SICARD, Leon/BIEL... Walter
Subdivision-Exeter Rd - 8/7/78

No further questions/comments, Chairman Coughlin declared the public hearing closed at 9:45 p.m.

Chairman Coughlin reviewed a letter from Charles and Mary Cummiskey dated February 13, 1986, 18 Charles Street(See Minutes of February 19, 1986 page 5-6), regarding screening the parking area by their property and abutting property; and any lighting placed in such a manner that it would not shine on the abutting property.

Discussion. The petitioner stated that he had no problem with the request of Charles and Mary Cummiskey.

MOTION MADE BY MR. OLNEY, that the Board approve the site plan number 50207-1, revised April 2, 1986 for Barn Realty, 331,333 & 335 Ocean Boulevard, and authorize the Chairman to sign the plan when the note regarding the six foot privacy fence is placed on the plan, SECONDED BY MR. CHIARAMITARO. Discussion.

(Location of fence: point on the boundary line which is closest to the northwest corner of the building to the bound that was found at the northwest corner of the lot.)

VOTE:	FAVOR:	Mrs. Cameron, Mr. McConnell, Mr. Whitcomb, Mr. Olney Mr. Chiaramitaro, Chairman Coughlin	(6)
	OPPOSED:	None.	(0)
	ABSTAINED:	Mrs. Janetos	(1)

Mylar was returned to petitioner.

CHARLES BREWSTER, BRUCE COBURN, ROGER GROUX of 350 Broad Street, Portsmouth; and BRIAN McCAIN of 90 Exeter Road, Hampton - Map 400, Lot 4 and 35 - Owner of record: same as applicants. Lot Line Relocation for Brian J. & Irene E. McCain, and Charles Brewster, Bruce Coburn, and Roger Groux, number 85180, by Richard P. Millette Associates. Property located at Exeter Road and Merrill Industrial Drive. Lot 2 on the plan will be conveyed from McCain to Brewster etal. 2 Lots existing, 2 Lots proposed.

Mrs. Cameron read the notice of the public hearing, a plan was posted for the audience and Mr. Bruce Coburn and Attorney Donahue were present.

Mr. Owen Carter returned to the Board and Mr. Chiaramitaro stepped down from the Board as he had a conflict; Mr. Jerry McConnell took his place. (7 member Board sitting.) (9:55 p.m.)

Attorney Donahue - The proposal concerns a lot line revision which removes the rear of the McCain lot. The rear is almost inaccessible in the wet area. The lot is in the Industrial and RA zone. The aim is to cut off the rear area, lot numbet two and join that with the existing lot that is presently owned by Brewster, Coburn, and Groux, lot number one which fronts on Industrial Drive and Towle Farm Road. This has been to the Board of Adjustment regarding the residential aspects of this property and has obtained variance for parking. The line to the McCain property will be abandoned. This plan is also in conjunction with your next public hearing on the agenda for site plan review.

QUESTIONS FROM THE BOARD:

Mr. Olney - Suppose the site plan does not get approved, will they still accept the lot line change?

Attorney Donahue - We would rather get this done and we have entered into an agreement with the McCain's and they have been waiting quite a while for us to buy the land. So, we are willing to suffer the consequences.

Mr. Steven Bird - I did speak to Richard Millette about these two proposals, and he stated that he wanted both public hearings handled separately.

Chairman Coughlin - Is the site plan, the same as what the Zoning Board reviewed?

Attorney Donahue - Yes.

Mr. Whitcomb questioned lot number three, McCain lot on the plan, when only two lots are proposed.

Chairman Coughlin - It is confusing. The plan should be changed as it will only be two lots, not three. What is this jog area here?

Attorney Donahue - Mr. Millette is just following the zone line. He can't change the zone line by what is on the plan.

Chairman Coughlin - We can look into it and check what the jog is.

Brief discussion.

Attorney Donahue - I will mention it to Mr. Millette.

QUESTIONS FROM THE AUDIENCE: None.

COMMENTS FROM THE AUDIENCE:

Mr. Whitcomb - an abutter(Not Ray Whitcomb) The zoning line will remain unchanged?

Chairman Coughlin - Yes, this is the way the zone line is now.

Mr. Whitcomb - The second part of this meeting will go over the layout?

Attorney Donahue - Yes.

Mr. Robert Batchelder - representing Oscar T. Batchelder - stated he had no objections to the proposal.

No further questions/comments, Chairman Coughlin declared the public hearing closed at 10:05 p.m.

MOTION MADE BY MRS. CAMERON, that the Board approve the lot line revision for Brian and Irene McCain, Exeter Road and Merrill Industrial Drive, number 85180 conveyed to Brewster, etal, and authorize the Chairman to sign the plan, SECONDED BY MR. OLNEY. UNANIMOUS.

(pins are needed at the corner)

HAMPTON PLANNING BOARD
Selectmen's Meeting Room
Wednesday, August 2, 1978

Members Present: Ashton J. Norton, Chairman
Anthony Olbres, Vice Chairman
Donald D. Surprenant
Loren H. Hutchins, III, Clerk
Samuel A. Towle
Meanas V. Danielian
Clifford H. Eastman, Sr.
John E. Medlock, Building Inspector

Selectman Allen Bridle sat in on the Board until Mr. Eastman arrived.

Chairman Norton: It now being 7:30 p.m. I will open the meeting of the Hampton Planning Board.

****** WALTER BIERY ******

Mr. Norton: The first on the agenda is a PUBLIC HEARING for Leon Sicard and Walter Biery for a subdivision on Exeter Road to 4 lots.

The Board was given the mylar and copies and one was posted for the public to view.

Mr. Biery: This is a parcel of land we had subdivided and we wound up with 2 house lots which comply with the subdivision regulations and we kept the 3rd frontage and the 3rd house lot with the remaining acreage behind it. I have a sales agreement between Mr. Sicard and myself and Mr. Stickney involving the small tract of land that abuts his present property that he has agreed to buy. We are all in agreement on that.

Mr. Towle: It means that whoever buys this will buy the whole back land.

Mr. Biery: Yes.

Mr. Medlock: It's now 3 lots instead of 4 lots.

Mr. Biery: It's 3 full scale lots and that 1 small piece lot of 27 feet. (Referring to the piece being sold to Mr. Stickney.)

Mr. Norton: This seems to me to be sensible because they had the problem of the garage being over the lot line.

Mr. Towle: Said that there are 2 culverts there that do not show on the plan and they should show them. They go cross the lots and go down Exeter Road. George Hardardt, Public Works, he didn't say anything about the town as to what they are going to do if they should build here.

Mr. Norton read the review recommendations from the public works. A discussion followed regarding the drainage of water in that area.

Mr. Norton: There would have to be some type of a new easement drawn here to give to the Town.
Anybody in the audience have any questions?

No one asked any questions.

A discussion followed regarding the fact that the back land years ago was dry land and is presently swampy but it can be drained.

Leon Sicard: Questioned who was responsible to engineer the water outfall on Exeter Road.

Mr. Norton: It isn't a matter of engineering it.

Mr. Biery: I think it is a matter of getting George Hardardt and Durgin up there and look into the situation and come up the solution.

Mr. Norton: The Board didn't know anything about this because it doesn't show on your plans. It is something that has to be worked out with the department of public works the developer.

Mr. Biery: We'll make an effort to get Durgin in touch with George Hardardt.

Mr. Towle: That is what we should have straightened out before we sign it.

Mr. Norton: Any other comments from anybody? There being none, I will close the public hearing on the subdivision propsed by Walter Biery. (Closed at 7:45 p.m.)

****** PUBLIC HEARING ******

Mr. Norton: At the Public Hearing there were some suggested changes made by some of the public. (Passed a letter around that was received from Attorney Seth Junkins regarding the building ordinances.) Referred to a letter sent by Arthur Moody with the corrections taken up later in the meeting.

Mr. Bridle: This week we had Seth Jumkins in about our dispute and, according to Seth's opinion, if the Selectmen do not call a meeting for September 12th for a Special Town Meeting, then, in fact, your ordinances as your regulations as they are now written up will not be held over until the Special Town Meeting or until the regular Town Meeting. It is our lawyer's opinion that, if we don't hold it on the 12th, then, in fact, they will be funtioning until the regular Town Meeting and so - if you people are going to continue on with your lawyer or with Seth Junkins as your lawyer and the Selectmen as is the intent of the majority of the board refuse to have a Special Town Meeting, then all of this posting and reposting

****** MARC BOLH ******
124 Exeter Road, Hampton

Mr. Bolh: This is a 4 acre lot which has been approved by the town of North Hampton, signed by them. Approximately 3/4ths of an acre is in Hampton and so it needs your co-signature. (Presented the Board with the mylar.)

Mr. Surprenant: I move that the Chairman sign the siteplan for Marc Bolh, drawn by Ronald B. Moores, North Hampton, dated July 22, 1978, for recording purposes only.

Mr. Towle seconded it.
Voted: Unanimously in favor.

****** ARTHUR MOODY ******

Mr. Moody: Wanted to rebut Town Counsel's letter which rebutted my letter to the Board on building codes. I don't know why Town Counsel doesn't understand the difference between zoning and building codes but you've granted 2 different authorities to adopt each - 1-chapter 31 on zoning and chapter 156 and 156a on building codes and building codes by reference. They're distinctly different. (Read from the State Conprehensive Planning Book the note on page 156-1.) In other words, building codes cannot be zoning boards and vice versa. The zoning and building ordinances are separate ordinances in this book that you sell and all of the court ordinances are there. Back in 1971, the Planning Board did put out a zoning code in a good form. (Reviewed the Zoning Ordinance form.) To say that a building code is a zoning ordinance is invalid under the statutes.

****** GORDON H. & ELINOR G. YEATON ******

Mr. Olbres: I move that the Board accept the siteplan for Gordon H. & Elinor G. Yeaton, 85 Little River Road, Hampton, NH, drawn by Town & Planning Engineer Assoc., Richard Millette, dated April 24, 1978, Project #340878, Book 131, for recording purposes only.

Mr. Towle seconded it.
Voted: Unanimously in favor.

****** LEON SICARD & WALTER BIERY ******

Re the subdivision on Exeter Road.

Mr. Towle: The plans have to be corrected to show the culverts.

Mr. Olbres: I think it is a questionable subdivision. 1 - The lot of land is questionable - it has to be developed for residential use and we have no topo with it. 2 - Mixing of the industrial with the residential areas. Complete use of

land has to be made known and they are not telling us. I'd like to know more about it.

Mr. Norton: I don't imagine they know what is going to be developed. He can't go down there and start building once we have made this subdivision - he has to come back with a new subdivision plan for a commercial enterprise.

Mr. Hutchins: That would have to go to the Zoning Board of Adjustment.

Mr. Surprenant: He can't build in the industrial zone as the majority is in the Residence A zone.

Mr. Towle: I make a motion that the siteplan for Leon Sicard & Walter Biery drawn by John W. Durgin Assoc., dated July 1978, File #2413, Plan # 5684, be sent out to the public works for rereview of the drainage involved on Exeter Road.

Mr. Surprenant seconded it.
Voted: Unanimously in favor.

****

PUBLIC HEARINGS

Corrections and omissions to be made before presenting the ordinances at the 2nd Public Hearing as follows:

Mr. Olbres: I move that the 2nd paragraph in No. 11 is to include the Business Seasonal zone and is to read: To amend Section 5.1.7 to show that other signs are prohibited in the Business Seasonal, Business and in the Industrial Districts.

Mr. Towle seconded it.
Voted: Unanimously in favor.

Mr. Norton: Also, on No. 11 - the last paragraph should be 5.4 instead of 5.3.
All those in favor?
Voted: Unanimously in favor.

Mr. Norton: On No 10 - to change Zoning Ordinance to Building Ordinance in the second paragraph and to delete the first paragraph.
All those in favor?
Voted: Unanimously in favor.

Mr. Norton: The other one is the powers of the Board of Appeal, which is 11.9. The Board of Selectmen want that struck out.
All in favor of that?
Voted: Unanimously in favor.

Mr. Norton: Are there any other corrections?

HAMPTON PLANNING BOARD
Selectmen's Meeting Room
Wednesday, August 16, 1978

Members Present: Ashton J. Norton, Chairman
Anthony Olbres, Vice Chairman
Donald D. Surprenant
Loren H. Hutchins, III, Clerk
Samuel A. Towle
Meanas V. Danielian
Clifford H. Eastman, Sr.
John E. Medlock, Building Inspector

Alternates Present: Louisa Woodman
Sandra Gurick
Betty Roy

Chairman Norton: It now being 7:30, I will open the public hearing on the 2 lot subdivision on Juniper Lane proposed by Howard W. Weston and Jarib Sanderson, 33 Hobbs Road, North Hampton, NH.

****** HOWARD H. WESTON/JARIB M. SANDERSON ******

Mr. Sanderson: (Presented the Board with the mylar and copies and 1 copy was posted for the public to view.) This is a little revised from what we brought in the first time.

Mr. Medlock: There are no iron pipes on this.

Mr. Sanderson: Stated that he was selling the lot to Mr. French who already owns another parcel.

Mr. Olbres: There is no frontage on the road.

Mr. Towle: You don't have to have frontage on the road.

Mr. Norton: Can't get a building permit without frontage on a road.

Mr. Olbres: Actually, this is a subdivision of this parcel here which isn't shown. If the proposed subdivision included this lot with that lot (indicated on the plan), I can see no problem there but this is 2 separate lots.

Mr. Sanderson: The last time they told us to make it exactly the way we are doing.

Mr. Norton: That is what the Board told you.

Mr. Olbres: The only time it would be a buildable lot would be if a road was put in.

Mr. Norton: A road could be put in with a turnar[illegible] at the end. The signing on the plan would be that this [illegible] not be a buildable lot. You can't prevent anyone from s[illegible] a piece of land.

Mr. Surprenant: I move that this Board accept the recommendations of George Hardardt, Public Works Director, for the Shea/Raduano subdivision.

Mr. Olbres seconded it.
Voted: Unanimously in favor.

****** LEON SICARD/WALTER BIERY ******

Mr. Medlock: Gave the Board the siteplan that was redrawn.

Mr. Norton: There's going to be 2 easements deeded to the Town of Hampton.

Mr. Towle: I move that this Board accept for recording purposes only the siteplan for Leon Sicard/Walter Biery drawn by John W. Durgin Assoc., dated July 1978, File #2413 and Plan #568.

Mr. Surprenant seconded it.
Voted: In favor - Mr. Towle, Mr. Surprenant, Mr. Hutchins, Mr. Eastman and Mr. Danielian.
Opposed - Mr. Olbres.

The meeting was adjourned at 9:52 p.m.

Respectfully submitted:
Carolyn P. Brewster, Secretary
Hampton Planning Board

WARRANTY DEED

BK2528 P0759

WE, OSCAR T. BATCHELDER and EVA M. BATCHELDER, of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to WAYNE R. WHITCOMB and CYNTHIA A. WHITCOMB, husband and wife, as joint tenants with the right of survivorship, of 84 Middlesex Street, Bradford, County of Essex, Commonwealth of Massachusetts, with WARRANTY covenants, the following described premises:

JAN 10 2 44 PM '85 0114 Rockingham County Registry of Deeds

A certain tract or parcel of land, situated in Hampton, County of Rockingham, State of New Hampshire, on the Southerly side of Towle Farm Road, containing 0.813 acres as shown on plan entitled "Subdivision Plan of Land Oscar T. & Eva M. Batchelder Hampton, N.H." by Thomas F. Moran, Inc., recorded in Rockingham County Registry of Deeds as Plan #D-13096, bounded and described as follows:

Beginning at a point on the Southerly side of Towle Farm Road at the Northwesterly corner of the within described premises and at the Northeasterly corner of land now or formerly of Gerald W. & Patricia A. Keen, said point being 8.42 feet southerly from a half inch bent iron pin in said Towle Farm Road and as shown on said plan, and thence running North 79° 25' 00" East along the Southerly side of said Towle Farm Road, 127.43 feet to a point; thence continuing in a generally Easterly direction (slightly Northeasterly) along the Southerly side of said Towle Farm Road, along an arc having a radius of 1,150 feet, a distance of 84.64 feet to a point at the Northwesterly corner of another lot as shown on said plan; thence turning and running South 06° 10' 08" East along the Westerly boundary of said other lot, 197.57 feet to a point at land now or formerly of Brian J. & Irene E. McCain; thence turning and running North 83° 29' 10" West along land of said Brian J. and Irene E. McCain, 232.23 feet to a point at land of said Gerald W. and Patricia A. Keen; thence turning and running North 00° 45' 18" East along the Easterly boundary of land of said Gerald W. and Patricia A. Keen 128.10 feet to a point on the Southerly side of said Towle Farm Road, at the point of beginning.

Being a portion of the premises described in deed from Oscar T. Batchelder in which a joint tenancy with the right of survivorship was created with his wife, Eva M. Batchelder, dated April 5, 1950, recorded in Rockingham Records, Book 1165, Page 266.

Together with and including an easement for the purposes of installing, maintaining and repairing a sewer over a strip of land 20 feet in width across the adjacent property along its Northerly boundary on the Towle Farm Road which said easement is designated on the above mentioned plan.

In connection with the use of said easement, the Grantees, in accepting this deed, agree to restore the premises over which said easement crosses, as nearly as possible, to its former condition in the event of any excavating for the purpose of installing, maintaining or repairing sewer lines over and across said 20 foot strip.

092978 STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY $20.00

It is further understood and agreed that all rights in and unto this sewer easement shall terminate in the event a town sewer is continued Westerly on the Towle Farm Road in front of the above described premise.

And we, being husband and wife, release to said Grantee, all rights of homestead and other interests, if any, herein.

WITNESS our hands this 8th day of January, 1985.

Oscar T. Batchelder

Eva M. Batchelder

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 8th day of January, 1985, by OSCAR T. BATCHELDER and EVA M. BATCHELDER.

Justice of the Peace
~~Notary Public~~

sewer and drain GIS shows no main was built in front of #8